

Case ZA-701

**Official Decision
Zoning Administrator
Carroll County, Maryland**

APPLICANT: Timothy E. Franklin
1268 Kevins Drive
Hampstead, Maryland 21074

REQUEST: A variance from the required
minimum setback of 40 Ft. to 30 Ft.
for the construction of an addition
to the existing dwelling.

LOCATION: 1268 Kevins Drive
Hampstead, MD 21074

APPLICABLE REGULATIONS: Code of Public Local Laws and
Ordinances, Chapters 223-66 and
223-181

HEARING HELD: November 5, 2002

FINDINGS & CONCLUSIONS

Based on the testimony and evidence presented at the hearing, the variance is granted.

Facts, which support the request for relief from the strict terms of the Ordinance, in this case, a reduction of the minimum required setback of 40 feet to 30 feet for the construction of an addition to the existing dwelling, are as follows:

The house on this lot was constructed across the corner making any addition to the side of the house difficult to meet the required setbacks. With the septic system in the rear, an addition to the back of the house would not be practical. To push the proposed addition back further on the side of the house would block an existing entrance to the lower level.

No neighbors were present at the hearing opposing the Applicant's request; therefore, the granting of this variance should have no adverse effect on any adjoining property owners.

This approval is valid for one year from the date of a Zoning Certificate.

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NOTE:

Appeals of decision made pursuant to Chapter 223-183 may be made to the Board of Zoning Appeals within thirty (30) days of the date of the Zoning Administrators decision in accordance with Chapter 223-188 of the Code of Public Local Laws & Ordinances.

A decision of the Zoning Administrator made pursuant to Chapter 223-183 is final, and constitutes a zoning action. Unless timely appealed, parties may not thereafter challenge the Zoning Administrator=s decision.

NOVEMBER 15, 2002
DATE



RALPH E. GREEN
ACTING ZONING ADMINISTRATOR

cc: Zoning Enforcement